



In the Thick of Things

Available Fall of 2025 in Booming Huntsville, Texas

146 Colonel Etheredge Blvd., Huntsville, Tx 77340

Latitude 30.71564,-Longitude 95.57255

This Prime location sits across the street from the Walmart Supercenter, and is a Co-Tenant with Hobby Lobby. Located less than 5 minutes from Target, Home Depot, Kroger, and Academy, New Townwest is in the center of the region's retail hub. It is by far, the best located real estate in the region.

PROPERTY DETAILS

Minimum Lease Space: 20x64.2, NRSF 1,283 per suite

Ceiling Height: 10'- 15'

Parking Spaces Available: 53

Cross Access Parking

Cross Access

Daily Traffic Count: 5165 per TXDOT



B&B PROPERTIES

Owner's Appointed Agent and Representative

📞 936-291-7552

🌐 www.bnbtx.com



Trust is our Business

Guiding Principals

Successful people build upon a foundation of Trust.

Trust is the most valuable commodity of Human Relations.

Our Customers can in Every Way

TRUST us to represent their best interest.

TRUST us to regularly communicate to them our efforts their behalf.

TRUST us to faithfully and effectively market their property.

Our Fellow Associates Shall Always

TRUST one another to maintain a good reputation of Service and Trust.

TRUST one another to cheerfully promote each other personally and professionally.

TRUST one another to help and be helped by each other to promote our mutual goals.

OUR TEAM

FOR MORE INFORMATION PLEASE CONTACT



Ben Bius

Principal Broker

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Caleb Shaver

Realtor

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Daniel Bius, GRI

Realtor

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the broker or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Bius Investments, Inc.	329700	info@bntbtx.com	(936)291-7552
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ben Bius	266125	benbius@bntbtx.com	(936)291-7552
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date